138.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,900 / 819,900
					USE VALUE:	819,900 / 819,900
					ASSESSED:	819,900 / 819,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILBY PHIL
Owner 2:	KILBY LORRAINE S
Owner 3:	
Street 1:	20 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KILBY PHIL -
Owner 2:	-
Street 1:	20 PLEASANT VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,378 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Brick Veneer Exterior and 2002 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5378.000	296,700		523,200	819,900
Total Card	0.123	296,700		523,200	819,900
Total Parcel	0.123	296,700		523,200	819,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.54 | /Parcel: 409.5

Legal Description

User Acct

88684

GIS Ref

GIS Ref

Insp Date

10/28/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,600	0	5,378.	523,200	819,800	819,800	Year End Roll	12/18/2019
2019	101	FV	237,700	0	5,378.	552,300	790,000	790,000	Year End Roll	1/3/2019
2018	101	FV	249,000	0	5,378.	406,900	655,900	655,900	Year End Roll	12/20/2017
2017	101	FV	249,000	0	5,378.	389,500	638,500	638,500	Year End Roll	1/3/2017
2016	101	FV	249,000	0	5,378.	360,400	609,400	609,400	Year End	1/4/2016
2015	101	FV	235,000	0	5,378.	302,300	537,300	537,300	Year End Roll	12/11/2014
2014	101	FV	224,200	0	5,378.	295,300	519,500	519,500	Year End Roll	12/16/2013
2013	101	FV	224,200	0	5,378.	281,400	505,600	505,600		12/13/2012

!10690!

PRINT

Date	Time
12/11/20	00:58:22

LAST REV

Date	Time
01/23/18	10:26:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10690

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILBY PHIL	39340-401		5/28/2003	Family	1	No	No		
SWEENEY HELEN P	33929-415		10/30/2001		400,000	No	No		
SWEENEY MARY	29391-9		11/18/1998	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2014	320	Add Bath	32,000					
10/16/2013	1541	Manual	16,000	C				
3/21/2013	397	Re-Roof	6,960	C				
6/27/2005	529	Manual	3,600					re-shingle

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2017	Inspected	BS	Barbara S
9/1/2017	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
2/24/2009	Measured	372	PATRIOT
12/9/2001	MLS	MM	Mary M
11/9/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88684
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5378		Sq. Ft.	Site		0	90.	1.08	10									523,206						523,200	

Total AC/HA: 0.12346 | Total SF/SM: 5378 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 523,206 | Spl Credit | Total: 523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31204283
Const Adj.:	1.02839708
Adj $ / SQ:	141.677
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364507
Depreciation:	67798
Depreciated Total:	296709

COMMENTS

BK:17266 PG:199 646-0406.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5		BRs:	2		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

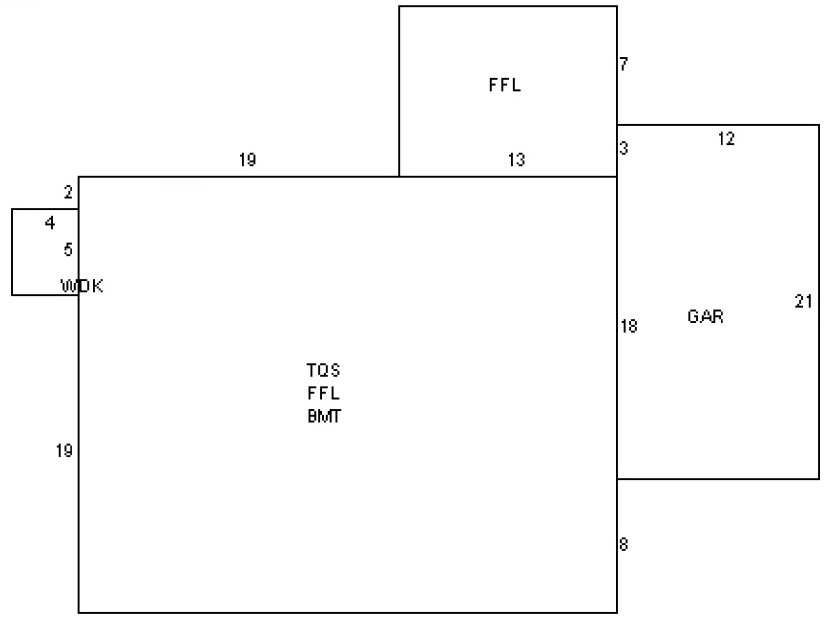
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.68
Special Features:	0	Val/Su Net:	110.30
Final Total:	296700	Val/Su SzAd	187.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	962	141.680	136,293
BMT	Basement	832	49.300	41,020
TQS	3/4 Story	624	141.680	88,406
GAR	Garage	252	25.630	6,458
WDK	Deck	20	16.450	329

Net Sketched Area:	2,690			Total:	272,506
Size Ad	1586	Gross Are	2898	FinArea	2002

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: